

CONSTRUCTION UPDATE

A publication from The McDonnell Group, L.L.C • Volume 3 • Issue 1
www.mcdonnel.com

Regional "Best Health Care Project of 2009" Winner

**"This is a significant investment
in serving the healthcare needs
of our communities."**

**- Donnie Frederic,
President/CEO
LMCHH**



**LOUISIANA MEDICAL CENTER AND
HEART HOSPITAL EXPANSION**

COMPLEX RESTORATION YIELDS BRILLIANT RESULTS | A RED LETTER DAY

HOSPITAL EXPANSION GETS HEARTS POUNDING

Short timeline, complex protocols challenge all | By Margie Church



Post Acute Care Unit

I won't ask for a show of hands, but how many of us can say a job usually goes the way it's planned? There are bound to be unique circumstances and hiccups that test our professional fortitude and succeeding in these less-predictable circumstances is why The McDonnell Group was the perfect construction partner for the Louisiana Medical Center and Heart Hospital expansion.

It started with Katrina

The deadly hurricane pushed many back-shelf projects to the forefront and expanding Louisiana Medical Center and Heart Hospital was no exception. Only a few years old when Katrina hit, the hospital planned to expand its services at a future time of its choosing. After so many medical facilities



Emergency Department Exam Room

were destroyed or crippled by the hurricane, hospital owners MedCath, Incorporated, knew the expansion couldn't wait.

With only 50 percent of the construction documents complete, the job was put out to bid. The McDonnell Group received a contract for the site improvements, demolition, concrete foundation, pilings, and steel structure. They didn't waste any time getting started on that portion of the work while still value-engineering the remaining construction documents with the architectural firm, Perkins+Will, from Dallas, Texas.

"It wasn't just about budget," said Kirk Laborde, Superintendent of The McDonnell Group. "The schedule also was compressed and construction is complex when the hospital is fully operational. The mechanical systems alone are twice as complex as traditional commercial buildings. The client trusted our capabilities and experience to successfully manage those elements."

By early spring, the structural steel was up. "It was a little disconcerting to have a contract for the skeleton but not the building envelope," said Grayson Bultman, Project Manager. "We were trying to put a slab on grade but we didn't have our subcontractors on board."

MedCath issued the contract in early April and the submittal process went into high gear. Comments on the construction documents and corrections were made immediately so materials could be released, fabricated, and delivered to the job site. Normally submittals occur within the first 120 days of the project so the trades were working concurrently to keep the materials and process flowing smoothly.

Seamless in every way

The expansion took the form of a four-floor tower. A new emergency department, admission and waiting area, and three surgical suites with preoperative and postoperative care



Operating Room



Radiation Exam Room

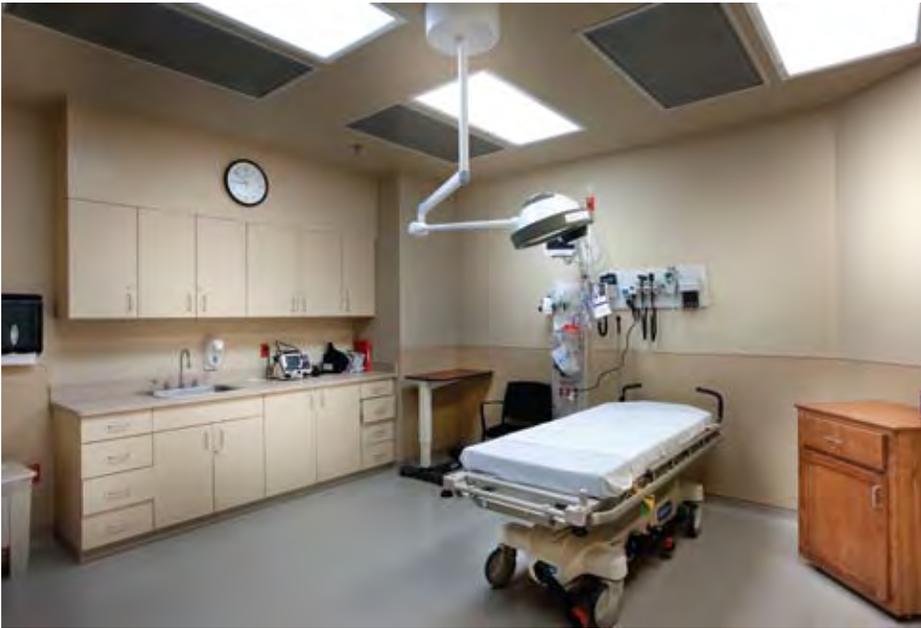
comprised the first floor. The second and third floor added 82-beds to the hospital's original 58-bed capacity. The fourth floor remains available for future expansion. The hospital opened in 2003, so making the tower facade seamless was straightforward.

A temporary wall separated the new portion of the hospital from the existing hospital surgical suites. Infectious disease and control protocols, set up by the

Department of Health and Hospitals, were rigorously followed. Mindful that the hospital continued to operate as usual, The McDonnell Group scheduled work around the surgical schedule - planned and emergency - to ensure patient safety.

"The mechanical and physical spaces shared by the existing and expansion portions of the building required

>> Continued on page 6



Emergency Department Triage Trauma Room

monumental amounts of coordination,” Bultman said. “The medical gas systems, nurse call systems, life support systems—everything inherent in a hospital had to come together in the walls. I gained new respect for the attention to detail required by projects of this nature.”

Just as the interior work began, the hospital owners asked for an accelerated delivery. The McDonnel Group and their subcontractors worked six, 10-hour days through mid-May. Luckily the

weather cooperated and longer daylight hours helped, too. The team managed to turn the building over to MedCath in May 2009, a month early.

Despite the challenges or perhaps due to them, Bultman said he really enjoyed working on the expansion. “The client knew he had a tiger by the tail and he picked the right team to do it. We definitely were up to the hurdles the job presented.” The \$26 million-dollar project was completed in 16 months,

a phenomenal accomplishment itself, according to Bultman. “Integrating the existing central plant with the expansion of the new plant while keeping the hospital and addition on line; marrying the two buildings together from construction, to owner orientation, owner move in, and to first patient without missing a beat was just amazing,” he said.

The McDonnel Group has a long and deep history of serving the client’s best interests. “We are truly committed to finding the best value for the client’s investment, without sacrificing quality or safety,” Bultman continued.

MedCath Vice President, Jay Hornung, provided the construction direction, while Karl Warner, Louisiana Medical Center and Heart Hospital Facilities Director, acted as the on-site construction liaison. Warner also coordinated the owner-supplied equipment and interfaced with the architect and the hospital’s owner. “We handed over a very solid building, thanks to people like Jay and Karl,” Bultman said. “Those men, plus representatives from CCRD Partners and Perkins+Will, created a tremendously capable and professional team.”

EXPANSION WINS REGIONAL “BEST HEALTH CARE PROJECT OF 2009,” ADVANCES TO NATIONAL FINALS

The Louisiana Medical Center and Heart Hospital Expansion nabbed Best Health Care Project of 2009 honors from McGraw-Hill’s *South Central Construction* magazine. The competition recognizes construction and design excellence from the past year. All “Best in Category” and “Best Overall” regional winners advance to McGraw-Hill Construction’s National Awards Competition. The regional winners will be honored at a luncheon on December 3rd, in Baton Rouge and their projects also will be featured in the December issue of *South Central Construction*.

“This is a new level of prestige for the company,” said Bill McDonnel, Director of Business Development. “We submitted two projects and received awards on both. On a scale of one to ten, it’s a ten. We’re very pleased.”

The McDonnel Group also received an award of Excellence for Lakeshore High School.

Projects were judged on criteria including project summary data, teamwork and project management, safety, innovation, contribution to the community or industry, overcoming difficult challenges, construction quality & craftsmanship, and function & aesthetic quality of the design. The McDonnel team members on the Louisiana Medical Center and Heart Hospital Expansion included: Grayson Bultman, Project Manager; Kirk Laborde, Project Superintendent; Jason Schaubhut, Foreman; Stuart Helo, Project Engineer; Heather Ellis, Administrative Assistant; Tony Montalbano, Vice President, Field Operations; Jason Zuckerman, Project Management Director; and David McDonnel, Vice President, Estimating.